

CITY COUNCIL MINUTES
April 11, 2011

The Honorable Council of the City of Evansville met on regular session at 5:30 p.m. on Monday, April 11, 2011 in the City Council Chambers, Room 301 Civic Center Complex, Evansville, Indiana, with President B.J. Watts presiding. The following business was conducted.

These minutes are not intended to be a verbatim transcript. Audiotapes of this meeting are on file in the City Clerk's Office.

ROLL CALL:

Present: McGinn, Mosby, Bredhold, Robinson, Friend, Adams, John, Walker, and Watts.

There being nine (9) members present and zero (0) members absent and nine (9) members representing a quorum, I hereby declare this session of the Common Council officially open.

PLEDGE OF ALLEGIANCE

This evening the pledge of allegiance was led by Councilman John Friend.

Fellow Councilmen and those in the audience, welcome to the April 11, 2011 meeting of the Common Council.

TEEN ADVISORY COUNCIL

Kenny Eddmenson, Jessie Earle, Alexis Lasher, Meghan Lasher, Andrea Woolsey.

COUNCIL ATTORNEY

Jeff Shoulders is City Council Attorney this evening.

SERGEANT AT ARMS

This evening there is no Sergeant at Arms.

READING AND AMENDMENT OF MINUTES

Is there a motion to approve the minutes of the April 4, 2011 meeting of the Common Council as written?

Councilman John moved and Councilman Friend seconded the motion to approve the minutes of the regular meeting of the Common Council held April 4, 2011. Voice vote. So ordered.

REPORTS AND COMMUNICATIONS

IN YOUR APRIL 8th PACKET:

City Council Agenda for April 11, 2011 meeting.

*Committee Meeting Schedule.

*City Council Meeting Minutes from the April 4, 2011.

*Resolution C-2011-11.

*March 15, 2011 Redevelopment Commission Meeting Minutes.

*News Release: April is Fair Housing Month.

ON YOUR DESK THIS EVENING:

*Rezoning Ordinance R-2011-2.

*Amended Rezoning Ordinance R-2011-1.

Councilman Friend moved and Councilman John seconded the motion to receive, file and make these reports and communications a part of the minutes of the meeting. Voice vote. So ordered.

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

RESOLUTION C-2011-11 **FINANCE** **FRIEND**

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Acquisition of New Manufacturing Equipment (Sugar Steel Corporation)

ORDINANCE R-2011-2 **TO APC** **A TO M-2**

An Ordinance to Rezone Certain Real Estate in the City of Evansville, State of Indiana, more commonly known as 5353 Old Boonville Hwy.

Petitioner: Iron Workers Local #103

Owners: Same

Representative: Dennis Hellenberg

District: John Friend, Ward 5

Councilwoman Mosby moved and Councilwoman Robinson seconded the motion to adopt the Consent Agenda as written. Voice vote. So ordered.

CONSENT AGENDA

SECOND READING OF ORDINANCES OR RESOLUTIONS

RESOLUTION C-2011-9 **FINANCE** **FRIEND**

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Redevelopment and/or Rehabilitation of Real Property and for the Acquisition and Installation of New Manufacturing Equipment (Mead Johnson & Company, LLC)

COMMITTEE REPORTS:

FINANCE COMMITTEE

CHAIRMAN FRIEND

Councilman Friend: Mr. President, your Finance Committee met this evening to hear Resolution C-2011-9 and it comes forward with a do pass recommendation

Councilwoman Bredhold moved and Councilwoman Mosby seconded the motion to adopt the committee reports and move this resolution to Third Reading. Voice vote. So ordered.

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-9 **FINANCE** **FRIEND**

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Redevelopment and/or Rehabilitation of Real Property and for the Acquisition and Installation of New Manufacturing Equipment (Mead Johnson & Company, LLC)

Councilman Friend moved and Councilman John seconded the motion to adopt Resolution C-2011-9 and call the roll.

Roll Call:

Ayes: M^cGinn, Mosby, Bredhold, Robinson Friend, Adams, John, Walker, and Watts.

There being nine (9) ayes and zero (0) nays, Resolution C-2011-9 is hereby declared adopted.

MISCELLANEOUS BUSINESS

There will not be a City Council Meeting next Monday, April 18, 2011. The next City Council meeting will be Monday, April 25, 2011 at 5:30 p.m. Committee meetings will begin at 5:25 p.m.

President Watts: Mr. Bassemier would like to pull his rezoning at 931 W. Columbia Street. That would be R-2011-1.

Councilman John moved and Councilman Friend seconded the motion to allow the withdrawal of the rezoning at 931 W. Columbia Street. All those in favor say aye. Ayes have it.

Debbie Spalding: MBE/WBE Utilization Board Presentation.

Good evening, thank you for allowing us to come before you this evening. My name is Debbie Spalding and I'm with the City-County Purchasing Department that provides staff assistance for the Minority Business Enterprise and Women Business Enterprise Utilization Board. With us today is Maura Robinson, she is the President of our board. We have distributed to everyone a list of all of our board members. City Council does make one appointment to this board and that is Jerome Stewart. I'm going to let the President speak with you about our board.

Maura Robinson: Thank you so much for giving us the opportunity to come here this evening. One of the things that we have decided to do this year, the MBE/WBE Board has been in existence since for over seven years and it seems like the different boards don't really understand or know who we are. This year we have decided to take an educational approach and go to the different boards throughout the county and the city to let them know who we are. One of the things that we intend to do is to give the board a little bit more knowledge about minorities and women owned businesses in this area. One of the things that we are concerned about is the bidding process. Sometimes some of the contractors go through without a third bid and sometimes the MBE/WBE is not part of the bid. What I would like to ask if they could be more mindful if anything comes in front of you that doesn't have that MBE/WBE which is an ordinance that was passed by you and the county to really take another look at that bid. A lot of the minority and women owned business in our area are going outside of Evansville trying to look for business. One of the things that made the ordinance so appealing was that before the ordinance read you only do business with people from Evansville. With the new amendment to the ordinance, the last time, we put that individuals could venture with other businesses from the region. That gave the Minority Women Owned Business in this area a bigger leverage to be part of the bidding process. Having said that, we have a plan probably in the future, if you have any projects or anything that you feel that needed to come to our attention. We would love to work with the MBE/WBE that could be part of that project. Also, if you have had any problems with MB's or WB's our board would like to know about it. Do you have any questions for me?

Councilman McGinn: I see Jerome Stewart is on this and Jerome you are still on the Parks Board, are you not? I think that is wonderful because the Parks Board is a rewarding unit and I think that Mr. Stewart is now in a position where he will be able to take a look at some of those bid packets. I'm not sure of these other people, but it would probably be a good idea to have members of an awarding unit such as the Parks Board or Board of Public Works also a member of this so they can cross check on it. I guess we did it right since Jerome is our appointment. It's a good deal.

Maura Robinson: One of the things that I think I would like to ask your permission as the year goes by, we would like to have **MBE'S** and **WBE'S** to come and take five minutes to showcase what they do, so you also would get an idea about the wonderful wealth of **MBE'S / WBE'S** that we have in this area. Do you have any other questions?

Councilman Adams: Would it be possible for you, to by e-mail, give us an FYI when a bid process is coming up? One that you think is important to your organization to be a part of?

Maura Robinson: Sometimes when we hear about it, it's too late. That is one of the concerns that we have. That is why we are coming to the boards because they will have that front end information to share with us. But, most of the time the information comes to us.

Councilman Adams: Well, most of the time we also have been presented with the bid selection after it's over. I wonder if some kind of an early warning signs that we might be able to use to help you.

Maura Robinson: That is why we are going around talking to all of the different boards because maybe they didn't hear but someone else on that board had heard something. We really need to integrate that information because a lot of times when we hear about it, it's too late.

Councilwoman Robinson: You probably need someone to act in the capacity of a compliance officer. You really need someone to act in the position of a compliance officer. I know that they have a compliance officer in the form of Talmadge Vick. He works closely with anyone one that needs him.

Maura Robinson: Thank you for sharing that because I think that's where the work really lies. Who follows up? The other thing that is happening in some instances with Minority and Women owned Business is put in the bid of participant and then he, or she or the company is dropped. So, there is not a compliance element that could follow up and say, hey, we know you are supposed to have that person"

Councilwoman Robinson: So therefore the ordinance is not a strong ordinance. It's just a good will faith. You don't have any tools to make sure that it is implemented properly.

Maura Robinson: That is the successful element is to have that compliance person.

Councilman McGinn: The MBE/WBE participants, if they are the prime, they still have to be the low bidder in a competitive situation.

Maura Robinson: Oh yes. Business is business. I'm so glad that you brought that up, that is a misconception because you are a MBE/WBE you won't have competitive prices. In some cases, that is the case.

Councilwoman Robinson: The bottom line is profit for everyone. I think that they just want an opportunity. No one is looking for a handout, just an opportunity and a level playing field.

Maura Robinson: I've have been in business for 17 year. Until last year I was doing 97% of my business out of town. They were bringing experts here to this town when I provided the services. We are just looking for the opportunity for someone to open the door to give us a chance.

Councilman Adams: How would you suggest that we get you that? Do we need to change the ordinance?

Maura Robinson: We need a compliance officer.

Councilman Adams: How do we get one?

Maura Robinson: I cannot dictate policy, but I think as we go through educating the department heads and different board groups around, I think that giving them the opportunity to know who we are and what we are looking for, we need a compliance officer. That would be someone that would say "we need to filter this through the board". One of the things that happens to Minority Businesses is that they don't have the capacity to do light projects. That's why the Ordinance was re-written to really help people with their organizations. One of the things that Talmadge Vick is doing is opening doors for people to get together to talk and see different possibilities and how they can do business together.

Rose Young: I will tell you that the discussion has already begun with the partners in our cooperative purchasing agreement to move forward with a compliance officer.

Councilman Adams: Come back in six months and tell us how it is working.

Maura Robinson: Thank you so very much for your time.

Jim Braker: Good evening Honorable City Council. I just have a question. Councilman McGinn answered it earlier, but Mr. Kish said he would get us an update on the status of the arena and the amount of money that has been spent on it. I was just curious, I haven't heard anything being reported to City Council for some time now. I would like to know when we can expect to have a report on where we stand on that position.

Councilman McGinn: I can give you a little more detail, we just spoke briefly. I did contact Mr. Kish last week and asked him to do the update and put everything on one spreadsheet. Some of the stuff we've gotten is in letter form and some is spreadsheet. So, I ask that everything including the soft costs, estimates on fixtures and furnishings, everything spent to date including re-location costs, land acquisition costs, everything. He was going to try to have it by the end of this month, so we have the 18th, and the 25th. Hopefully we will have it sometime this month, itemized and in detail.

Jim Braker: Welcome back to our City Clerk, Alberta Matlock.

President Watts: Anything else under Miscellaneous Business? Be sure and get your Guns & Hoses tickets. It is one of the neatest events in town.

COMMITTEE REPORTS:

A.S.D. COMMITTEE

Nothing scheduled at this time.

CHAIRWOMAN ROBINSON

FINANCE COMMITTEE:

April 11, 2011

Re: Resolution C-2011-9

Date: April 11, 2011

Time: 5:20 p.m.

Notify: Donna Crooks (GAGE)

CHAIRMAN FRIEND

Confirming Tax Phase-In

for Mead Johnson & Company, LLC

PUBLIC WORKS COMMITTEE:

Re: Ordinance G-2010-23

Date: May 23, 2011

Time: 5:20 p.m.

Notify: Maria Worthington

CHAIRWOMAN MOSBY

Petition to vacate an alley

between Walnut and Locust St.

ADJOURNMENT

Councilwoman Mosby moved and Councilman Friend seconded the motion to adjourn.

Voice vote. So ordered. Meeting adjourned at 5:50 p.m.


President, B. J. Watts


Alberta Matlock, City Clerk

Amended Agenda

ROLL CALL

PLEDGE OF ALLEGIANCE

RECOGNITION OF SCHOOLS

READING AND AMENDMENT OF MINUTES

REPORTS AND COMMUNICATIONS

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

RESOLUTION C-2011-11 FINANCE FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Acquisition of New Manufacturing Equipment (Sugar Steel Corporation)

ORDINANCE R-2011-2 TO APC A TO M-2

An Ordinance to Rezone Certain Real Estate in the City of Evansville, State of Indiana, more commonly known as 5353 Old Boonville Hwy.

Petitioner: Iron Workers Local #103
Owners: Same
Representative: Dennis Hellenberg
District: John Friend, Ward 5

CONSENT AGENDA

SECOND READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-9 FINANCE FRIEND

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REGULAR AGENDA

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MISCELLANEOUS BUSINESS

There will not be a City Council Meeting on Monday, April 18, 2011. The next City Council meeting will be Monday, April 25, 2011 at 5:30 p.m. Committee Meetings will begin at 5:25 p.m.

Debbie Spalding: MBE/WBE Utilization Board Presentation

ADJOURNMENT

The Honorable Council of the City of Evansville is hereby called to order. Madam Clerk, please call the roll.

ROLL CALL

✓ McGINN

✓ ROBINSON

✓ JOHN

✓ MOSBY

✓ FRIEND

✓ WALKER

✓ BREHOLD

✓ ADAMS

✓ WATTS

There being 9 members present, 0 members absent, and members representing a quorum, I hereby declare this session of Common Council officially opened.

PLEDGE OF ALLEGIANCE

This evening the pledge of allegiance will be led by Friend.

Fellow Councilmen and those in the audience, welcome to the April 11, 2011 meeting of the Common Council.

RECOGNITION OF SCHOOLS

Are there any students in the audience who would like to be recognized?

SCHOOL: _____
NAME: _____

SCHOOL: _____
NAME: _____

TEEN ADVISORY COUNCIL

Mcghan Iosher
Alexis Iosher
Kenneth Edmenson

Andrew Woolsey
Jesse Earl

COUNCIL ATTORNEY

This evening John Hamilton is City Council Attorney.

SERGEANT AT ARMS

This evening Officer _____ is our Sergeant at Arms.

READING AND AMENDMENT OF MINUTES OF PRECEDING MEETING

Is there a motion to approve the minutes of the April 4, 2011 meeting of the Common Council as written?

Councilman John moved and Councilman Friend seconded the motion that the minutes of the regular meeting of the Common Council held April 4, 2011 be approved as written. Voice vote. So ordered.

REPORTS AND COMMUNICATIONS

IN YOUR APRIL 8th PACKET:

- *City Council Agenda for April 11, 2011 meeting.
- *Committee Meeting Schedule.
- *City Council Meeting Minutes from the April 4, 2011.
- *Resolution C-2011-11.
- *March 15, 2011 Redevelopment Commission Meeting Minutes.
- *News Release: April is Fair Housing Month.

ON YOUR DESK THIS EVENING:

- *Rezoning Ordinance R-2011-2.
- *Amended Rezoning Ordinance R-2011-1.

Councilman Friend moved and Councilman John

seconded the motion to receive, file and make these reports and communications a part of

the minutes of the meeting. Voice vote. ✓ So ordered. ✓

CONSENT AGENDA

FIRST READING OF ORDINANCES OR RESOLUTIONS

RESOLUTION C-2011-11 **FINANCE** **FRIEND**

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Acquisition of New Manufacturing Equipment (Sugar Steel Corporation)

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Petitioner: Iron Workers Local #103
Owners: Same
Representative: Dennis Hellenberg
District: John Friend, Ward 5

Is there a motion to adopt the Consent Agenda as written?

Councilman Mosby moved and Councilman Robinson seconded the

Motion to adopt the Consent Agenda as written. Voice vote. _____ So ordered. _____

CONSENT AGENDA

SECOND READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-9

FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Redevelopment and/or Rehabilitation of Real Property and for the Acquisition and Installation of New Manufacturing Equipment (Mead Johnson & Company, LLC)

COMMITTEE REPORTS:

FINANCE COMMITTEE

CHAIRMAN FRIEND

Councilman Friend: Mr. President, your Finance Committee met this evening to hear Resolution C-2011-9 and it comes forward with a (do pass/do not pass) recommendation

Friend -

Councilman *Me* moved and Councilman *Masby* seconded the motion to adopt the Committee Reports and move this Resolution to Third Reading.

Voice vote. ____ So ordered. ____

REGULAR AGENDA

THIRD READING OF ORDINANCES AND RESOLUTIONS

RESOLUTION C-2011-9

FINANCE

FRIEND

A Resolution of the Common Council of the City of Evansville Confirming the Declaration of an Economic Revitalization Area for Property Tax Phase-In for the Redevelopment and/or Rehabilitation of Real Property and for the Acquisition and Installation of New Manufacturing Equipment (Mead Johnson & Company, LLC)

Is there a motion to adopt Resolution C-2011-9 and call the roll?

Councilman Friend moved and Councilman John seconded the motion to adopt Resolution C-2011-9 and call the roll.

ROLL CALL

✓ M^CGINN

✓ ROBINSON

✓ JOHN

✓ MOSBY

✓ FRIEND

✓ WALKER

✓ BREHOLD

✓ ADAMS

✓ WATTS

There being 9 Ayes and 0 Nays, Resolution C-2011-9 is hereby declared ADOPTED/DENIED.

John moves
friend allow to withdraw

MISCELLANEOUS BUSINESS

There will not be a City Council Meeting next Monday, April 18, 2011.

The next City Council meeting will be Monday, April 25, 2011 at 5:30 p.m. Committee meetings will begin at 5:25 p.m.

Debbie Spalding: MBE/WBE Utilization Board Presentation

Watts -

Debbie Spalding

Maura Robinson

McGinn

M. Robinson

Adams

M. Robinson

Adams

M. Robinson

C. Robinson

M. Robinson

C. Robinson

M. Robinson

McGinn

M. Robinson

C. Robinson

M. Robinson

Watts

Adams

C. Robinson

M. Robinson

Rose Young

Adams

M. Robinson

Jim Braker
McGinn
Braker
Watts

COMMITTEE REPORTS:

ASD COMMITTEE:

Nothing scheduled at this time.

CHAIRWOMAN ROBINSON

FINANCE COMMITTEE:

Re: Resolution C-2011-11

Date: April 25, 2011

Time: 5:25 p.m.

Notify: Debbie Dewey (GAGE)

CHAIRMAN FRIEND

Confirming Tax Phase-In
for Sugar Steel Corporation

PUBLIC WORKS COMMITTEE:

Re: Ordinance G-2010-23

Date: May 23, 2011

Time: 5:20 p.m.

Notify: Maria Worthington

CHAIRWOMAN MOSBY

Petition to vacate an alley
between Walnut and Locust St.

ADJOURNMENT

Councilman Mosby moved and Councilman Friend

seconded the motion to adjourn. Voice Vote. _____ So Ordered. _____

Meeting adjourned at 5:50 p.m.

CITY COUNCIL COMMITTEE MEETING SCHEDULE

April 11, 2011

FINANCE COMMITTEE:

Re: Resolution C-2011-9
Date: April 11, 2011
Time: 5:20 p.m.
Notify: Donna Crooks (GAGE)

CHAIRMAN FRIEND

Confirming Tax Phase-In
for Mead Johnson & Company, LLC.

April 18, 2011

NO MEETING

April 25, 2011

FINANCE COMMITTEE:

Re: Resolution C-2011-11
Date: April 25, 2011
Time: 5:25 p.m.
Notify: Deborah Dewey (GAGE)

CHAIRMAN FRIEND

Confirming Tax Phase-In
for Sugar Steel Corporation

May 23, 2011

PUBLIC WORKS COMMITTEE:

Re: Ordinance G-2010-23
Date: May 23, 2011
Time: 5:20 p.m.
Notify: Maria Worthington

CHAIRWOMAN MOSBY

Petition to vacate right-of-way
Alley between Walnut and Locust

Evansville Redevelopment Commission
Tuesday, March 15, 2011

A regular meeting of the Evansville Redevelopment Commission was held on Tuesday, March 15, 2011 at 8:30 a.m. in Room 307, Civic Center Complex, Evansville, Indiana.

Attendance

Commission members present: Jay Carter, Jody Phillips, Bob Goldman, Sara Miller, and Greg Elpers. Also in attendance: DMD Staff – Tom Barnett, Jane Reel, Lana Abel, Adam Schaaf, and Sarah Howard, as well as Legal counsel – Brad Salmon. Commission members absent: Karen Ragland (non-voting member).

Call to Order

Mr. Goldman called the meeting to order pronouncing a quorum present.

Approval of Minutes of February 1, 2011

Ms. Miller made a motion to approve the minutes. Mr. Phillips seconded. The motion passed with 5 ayes and 0 nays. The minutes are attached and made part of these minutes.

Approval of Minutes of February 15, 2011

Mr. Phillips made a motion to approve the minutes. Ms. Miller seconded. The motion passed with 5 ayes and 0 nays. The minutes are attached and made part of these minutes.

Approval of Accounts Payable Voucher Register

Ms. Abel presented three vouchers for approval to Energy Systems Group, LLC in the amount of \$25,000 for the boiler system at GAGE, Stone and Stemle in the amount of \$2,293.00, and \$41.83 for business equipment..

Mr. Elpers made a motion to approve the vouchers. Mr. Phillips seconded. The motion passed with 5 ayes and 0 nays.

Design Review Applications

Reising Sons, LLC – 417-423 Main Street – Landscaping

Ms. Abby Waninger, GAGE Representative, spoke on behalf of this application to improve the landscaping along Main Street. She stated that City Arborist Shawn Dickerson concurred with the Pacific Sunset Maple tree selection. Ms. Waninger stated the Design Review Committee voted to approve this application.

Ms. Miller made a motion to approve this application. Mr. Elpers seconded. The motion passed with 5 ayes and 0 nays.

The Basement – 323 Main St – Michael Martin – Temporary Signage (banner)

Ms. Waninger, GAGE representative, spoke on behalf of this application. She stated she is requesting to hang a temporary banner measuring 22" x 48" and reads "Coming Soon: The Basement Wine Market & Delicatessen." Ms. Waninger stated Ms. Wells asks the banner hang for 3-4 weeks until permanent signage is in place.

Mr. Phillips moved to approve this application. Ms. Miller seconded. The motion passed with 5 ayes and 0 nays.

The Basement – 323 Main St – Michael Martin – Railing for Sidewalk Seating

Ms. Waninger, GAGE representative, spoke on behalf of this application. She stated Mr. Mike Martin, owner of 323 Main St., is requesting approval to install railing on the sidewalk to create an outdoor dining space. Ms. Waninger stated railing will match existing railing at the property. She stated that Mr. Martin has been in contact with City Transportation Director Mr. Ed Ziemer who informed him of other needed permits.

Mr. Goldman inquired if there would be enough room for the dining space and a pedestrian walkway given the nature of Main Street's curve.

Ms. Waninger stated there is enough room.

Ms. Miller made a motion to approve the application. Mr. Phillips seconded. The motion passed with 5

Evansville Redevelopment Commission

ayes and 0 nays.

Downtown Redevelopment Area

11-ERC-14 Authorizing an Agreement with Old Post Office Management, LLC

Ms. Maria Worthington, attorney with Kahn, Dees, Donovan, and Kahn, spoke on behalf of her client, Mr. Bashar Hamami. She stated that in 1977, the City of Evansville received this building from the U.S. government, which placed restrictions on the deed to maintain the structure and its historical significance. Ms. Worthington stated \$1.2 million is currently needed to repair and restore the property. She stated that her client requests to be held harmless from previous financial obligations and maintenance neglect. She stated that her client would like to arrive at new lease terms after completing purchase of the existing leasehold interest. Further, she stated that daily operating expenses run \$10,000-\$14,000 per month in its current condition. She stated that the client would like to see a maintenance fund established for this property, as well as like to maintain the ability to cut losses if an agreement is not reached.

Mr. Hamami stated that he has lived, worked, and owned property in Evansville since 1987. He stated that he has already hired architects, engineers, and appraisers for his response to GSA's SFO (Solicitation for Offers). He stated \$600,000 will be necessary for exterior improvements and repairs, while another \$600,000 will be necessary for tenant-specific and interior improvements. He stated that repair estimates in 2009 and again in 18 months had increased by 30%. He stated only 60% of the total 47,800 ft² is rentable because of many grand hallways and common spaces. Therefore, a large tenant is required to make the building financially sound. He stated that GSA wants to use 16,000 ft². Mr. Hamami stated that he is willing to enter into good faith negotiations and is not asking the ERC to grant the \$1.2 million in building improvements. He stated that the timeline is about 1 to 2 years depending on the type of project the building is used for, which may need a change of use form from the U.S. Department of Interior.

Ms. Miller made a motion to approve the agreement. Mr. Phillips seconded. The motion passed with 5 ayes and 0 nays.

11-ERC-15 Agreement with Evansville-Vanderburgh County Building Authority for Integrated Downtown Parking

Mr. John Kish, Evansville Arena Project Director, spoke on behalf of this resolution. Mr. Dave Rector, Director of the Evansville-Vanderburgh County Building Authority, was also present to answer questions from the Commission. The resolution will transfer control over the city's parking garages, service lots, and the employees from the Evansville Redevelopment Commission to the Evansville Building Authority.

Mr. Phillips made a motion to approve the resolution. Ms. Miller seconded. The motion passed with 5 ayes and 0 nays.

Other Business

Mr. Steve Peters, President and CEO of VenuWorks, stated Mr. Scott Schoenike, of Cedar Rapids, Iowa, was appointed Executive Director of the Evansville Arena.

Mr. Kish stated that at 7 a.m. Wednesday, March 16th, demolition would begin on the site of the old Executive Inn parking garage, most likely with the small house on the property.

Adjournment

With no further business to come before the Commission, Mr. Goldman adjourned the meeting.

Respectfully submitted,



Jody Phillips, Secretary